

COVINGTON ESPLANADE

Retail For Lease

SE 272ND ST AT 185TH AVE, COVINGTON, WA 98042



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PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	2027 185th Ave SE, Covington, WA 98042
GLA	187,388 SF
PARKING	±750 Parking Stalls
ZONING	Mixed Commercial
TRAFFIC COUNT	±27,000
ASKING RENT	Call for Rates

PROPERTY HIGHLIGHTS

- Minutes away from Highway 18
- Anchored by Home Depot
- Other tenants include, Verizon, Red Robin, IHOP, Massage Envy and Bank of America
- Multiple access points as well as a signalized intersection
- Great visibility from the main thoroughfare



POPULATION

1 MILE	3 MILES	5 MILES
11,391	54,267	145,013



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,210	18,863	48,924



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$152,123	\$170,870	\$167,372



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.49 M	\$1.89 M	\$1.79 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
32.9%	38.6%	39.4%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$261.22 M	\$1.27 B	\$3.27 B

*Demographics Source: Regis Sites USA 08/28/25

SITE PLAN



SUITE	TENANT	SIZE (SF)
1	Home Depot	130,948
2	Bank of America	4,400
3	Master Kims Peak Taekwondo	3,125
4	Massage Envy	4,691
5	The Tutoring Center	1,158
6	La Chata	1,785
7	Mizu Japanese Steakhouse	4,243
8	ML Nails & Spa	1,091
9	Nothing Bundt Cakes	1,819
10	AVAILABLE	3,172
11	IHOP	4,998
12	Verizon Wireless	2,520
13	Starbucks Coffee	1,813
14	Castle Barbershop	1,396
14A	AVAILABLE	2,043
15	Wild Birds Unlimited	1,623
16	The UPS Store	1,425
17	Red Robin	5,532
18	Northwest Family Dental Care	5,037
19	Ensemble Ballet Theatre	4,569
TOTAL GLA		187,388

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